

**TOWN OF MEAD, COLORADO
PLANNING COMMISSION
RESOLUTION NO. 06-PC-2022**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE TOWN
OF MEAD, COLORADO RECOMMENDING CONDITIONAL
APPROVAL OF THE GRAND MEADOW SUBDIVISION PLANNED
UNIT DEVELOPMENT (PUD) OVERLAY/ZONING**

WHEREAS, the Town of Mead (the “Town”) is authorized pursuant to Title 31, Article 23, C.R.S. and the Town of Mead Municipal Code (the “MMC”) to regulate the development of land, streets and utilities within the Town for the purposes of promoting the public health, safety, convenience, and the general welfare of the community; and

WHEREAS, pursuant to Section 16-3-160 of the MMC, following review of a zoning map amendment by the Town of Mead’s Planning Commission (the “Planning Commission”), the Planning Commission shall recommend to the Board of Trustees approval, approval with conditions, or denial of a zoning map amendment; and

WHEREAS, Melody Homes, Inc. (the “Applicant”), authorized representative of property owner MARK W. SCHELL, LTD. (“Owner”), has submitted an application for the Grand Meadow Subdivision Planned Unit Development (PUD) Overlay/Zoning (the “PUD”) for the 108.334 acre property known as Grand Meadow, generally located north of WCR 28, and east of WCR 9 ½ (High Plains Blvd.), in the Town of Mead, County of Weld, State of Colorado, as more particularly described in **Exhibit 1**, attached hereto and incorporated into this Resolution (the “Property”); and

WHEREAS, the Future Land Use Plan, from the Town’s 2018 Comprehensive Plan, designates the Subject Property as Single Family Residential (SFR), which corresponds with Residential Single-Family (RSF-4) in the Town Land Use Code; and

WHEREAS, the PUD proposes development of 223 single-family detached lots and 150 attached duplex lots on a 108.334 acre area, in accordance with the Residential Single-Family (RSF-4) underlying zoning; and

WHEREAS, in accordance with Sections 16-3-160 and 16-3-30 of the MMC, the Planning Commission held a duly noticed public hearing on July 20, 2022 to consider the PUD; and

WHEREAS, the Planning Commission has reviewed the proposed PUD and other materials distributed to the Planning Commission by Town staff at or prior to the July 20, 2022 meeting and public hearing, and desires to recommend to the Board of Trustees that the Board of Trustees proceed to approve the PUD consistent with the conditions set forth in this Resolution.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the Town of Mead, Colorado, that:

Section 1. The Planning Commission finds that the public hearing on the proposed PUD was conducted and concluded in accordance with Section 16-3-160 of the MMC.

Section 2. The Planning Commission recommends approval of the PUD, in substantially the form attached hereto as **EXHIBIT 1**, based on a determination that the applicable review criteria set forth in Section 16-3-160(e) of the MMC have been satisfied, subject to the following conditions of approval:

- a) The Applicant shall resolve and correct any technical issues as directed by Town staff prior to signature of Town officials on the PUD; and
- b) The Applicant shall pay all fees and costs incurred by the Town and its consultants in reviewing and processing the PUD application.

Section 3. Town staff shall distribute a copy of this Resolution to the Board of Trustees at or prior to the date at which the Board of Trustees is scheduled to consider the PUD at a public hearing held for that purpose.

Section 4. Effective Date. This Resolution shall become effective immediately upon adoption.

INTRODUCED, READ, PASSED AND ADOPTED THIS 20TH DAY OF JULY, 2022.

ATTEST:

**TOWN OF MEAD PLANNING
COMMISSION:**

By:


Jeannine Reed, Secretary



Ryan Sword, Chair



EXHIBIT 1

Grand Meadow Subdivision Planned Unit Development (PUD) Overlay/Zoning Map
[Exhibit begins on the next page.]

NO.	DATE	DESCRIPTION
1	08/26/22	ISSUED FOR PERMITS
2	08/26/22	ISSUED FOR PERMITS
3	08/26/22	ISSUED FOR PERMITS
4	08/26/22	ISSUED FOR PERMITS

GRAND MEADOW SUBDIVISION PLANNED UNIT DEVELOPMENT (P.U.D.) OVERLAY/ZONING MAP

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 3 NORTH, RANGE 68 WEST, OF THE 6TH P.M., TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO



LEGEND

[Symbol]	LURV GRASS AREA (TO BE IRRIGATED)
[Symbol]	MATURE GRASS AREA (TO BE IRRIGATED)
[Symbol]	PICNIC TABLES
[Symbol]	BENCH WITH TRASH / RECYCLE RECEPTACLE
[Symbol]	BENCH
[Symbol]	TRASH / RECYCLE RECEPTACLE
[Symbol]	BENCH
[Symbol]	WALK BOY WALK
[Symbol]	CONCRETE BORNWALK
[Symbol]	MINOR OR MAJOR TRAIL
[Symbol]	SPACER REQUIRED - 13' R
[Symbol]	ACRES PROVIDED

NOTE: DUPLEX AREA OPEN SPACE TO BE PRIVATELY MAINTAINED. ALL OTHER OPEN SPACE TO BE PUBLIC. THE PRELIMINARY LANDSCAPE PLAN AND THE PRELIMINARY IRRIGATION PLAN ARE FOR INFORMATION ONLY. THE FINAL LANDSCAPE PLAN AND THE FINAL IRRIGATION PLAN SHALL BE SUBMITTED WITH THE FINAL P.U.D. PLAN. THE FINAL LANDSCAPE PLAN AND THE FINAL IRRIGATION PLAN SHALL BE APPROVED BY THE TOWN OF MEAD. THE TOWN OF MEAD SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PUBLIC OPEN SPACE. THE TOWN OF MEAD SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PUBLIC OPEN SPACE. THE TOWN OF MEAD SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PUBLIC OPEN SPACE.

CONCEPTUAL LANDSCAPE PLAN

GRAND MEADOW SUBDIVISION
 P.U.D. OVERLAY/ZONING MAP
 TOWN OF MEAD, STATE OF COLORADO

GRAND MEADOW SUBDIVISION PLANNED UNIT DEVELOPMENT (P.U.D.) OVERLAY/ZONING MAP

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 3 NORTH, RANGE 68 WEST, OF THE 6TH P.M., TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO



SCALE: AS SHOWN
 PLAN BY: AMS
 DESIGN BY: AM
 CHECK BY: AM



NO.	DATE	DESCRIPTION
1	03/23/22	PROVISIONAL P.U.D. AND ZONING
2	03/23/22	PROVISIONAL P.U.D. AND ZONING

TYPE	AREA (AC)	AREA CREDIT (AC)	% OF TOTAL SITE (CREDIT)
PARK	13.50	13.50	33.82
OPEN SPACE	18.65	18.65	48.03
DETENTION	2.64	1.02	2.66
WELL/BETWAK	4.10	0.00	10.51
TOTAL	42.10	33.17	78.78

 COMMON HACKBERRY GROWTH RATE: MODERATE HEIGHT: 40-50' WIDTH: 30-40'	 WHITE RIVER BIRCH GROWTH RATE: MODERATE HEIGHT: 20-40' WIDTH: 15-20'	 DOUGLAS FIR GROWTH RATE: MODERATE HEIGHT: 40-50' WIDTH: 15-20'	 BLACK CHOKEBERRY GROWTH RATE: MODERATE HEIGHT: 15-20' WIDTH: 3-5'	 SPINEBUSH GROWTH RATE: MODERATE HEIGHT: 15-20' WIDTH: 3-5'	 CITRUS AURANTIUM GROWTH RATE: MODERATE HEIGHT: 15-20' WIDTH: 3-5'	 WESTERN RED CEDAR GROWTH RATE: MODERATE HEIGHT: 40-50' WIDTH: 15-20'	 ROCKY MOUNTAIN JUNIPER GROWTH RATE: MODERATE HEIGHT: 15-20' WIDTH: 3-5'	 SAGEBRUSH GROWTH RATE: MODERATE HEIGHT: 15-20' WIDTH: 3-5'	 SAGEBRUSH GROWTH RATE: MODERATE HEIGHT: 15-20' WIDTH: 3-5'	 SAGEBRUSH GROWTH RATE: MODERATE HEIGHT: 15-20' WIDTH: 3-5'	 SAGEBRUSH GROWTH RATE: MODERATE HEIGHT: 15-20' WIDTH: 3-5'
 SKYCOLE GROWTH RATE: MODERATE HEIGHT: 15-20' WIDTH: 3-5'	 CHARICLEA PEAR GROWTH RATE: MODERATE HEIGHT: 30-35' WIDTH: 15'	 PINE GROWTH RATE: MODERATE HEIGHT: 30-35' WIDTH: 15'	 BLACK CHOKEBERRY GROWTH RATE: MODERATE HEIGHT: 15-20' WIDTH: 3-5'	 SPINEBUSH GROWTH RATE: MODERATE HEIGHT: 15-20' WIDTH: 3-5'	 CITRUS AURANTIUM GROWTH RATE: MODERATE HEIGHT: 15-20' WIDTH: 3-5'	 WESTERN RED CEDAR GROWTH RATE: MODERATE HEIGHT: 40-50' WIDTH: 15-20'	 ROCKY MOUNTAIN JUNIPER GROWTH RATE: MODERATE HEIGHT: 15-20' WIDTH: 3-5'	 SAGEBRUSH GROWTH RATE: MODERATE HEIGHT: 15-20' WIDTH: 3-5'	 SAGEBRUSH GROWTH RATE: MODERATE HEIGHT: 15-20' WIDTH: 3-5'	 SAGEBRUSH GROWTH RATE: MODERATE HEIGHT: 15-20' WIDTH: 3-5'	 SAGEBRUSH GROWTH RATE: MODERATE HEIGHT: 15-20' WIDTH: 3-5'
 PURSH'S ROSE LOCUST GROWTH RATE: MODERATE HEIGHT: 40' WIDTH: 20-25'	 CHAMPION WHITE OAK GROWTH RATE: MODERATE HEIGHT: 50-60' WIDTH: 50-60'	 PINE GROWTH RATE: MODERATE HEIGHT: 30-35' WIDTH: 15'	 BLACK CHOKEBERRY GROWTH RATE: MODERATE HEIGHT: 15-20' WIDTH: 3-5'	 SPINEBUSH GROWTH RATE: MODERATE HEIGHT: 15-20' WIDTH: 3-5'	 CITRUS AURANTIUM GROWTH RATE: MODERATE HEIGHT: 15-20' WIDTH: 3-5'	 WESTERN RED CEDAR GROWTH RATE: MODERATE HEIGHT: 40-50' WIDTH: 15-20'	 ROCKY MOUNTAIN JUNIPER GROWTH RATE: MODERATE HEIGHT: 15-20' WIDTH: 3-5'	 SAGEBRUSH GROWTH RATE: MODERATE HEIGHT: 15-20' WIDTH: 3-5'	 SAGEBRUSH GROWTH RATE: MODERATE HEIGHT: 15-20' WIDTH: 3-5'	 SAGEBRUSH GROWTH RATE: MODERATE HEIGHT: 15-20' WIDTH: 3-5'	 SAGEBRUSH GROWTH RATE: MODERATE HEIGHT: 15-20' WIDTH: 3-5'
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SHADE TREES ORNAMENTAL TREES EVERGREEN TREES SHRUBS NATIVE GRASS PLANTINGS

Grand Meadow - Landscape Character Study

LANDSCAPE CHARACTER STUDY

GRAND MEADOW SUBDIVISION
 P.U.D. OVERLAY/ZONING MAP
 TOWN OF MEAD, STATE OF COLORADO

05/16/22
 WBS PROJECT NO. 016831-000
 SHEET 5 OF 6

GRAND MEADOW SUBDIVISION PLANNED UNIT DEVELOPMENT (P.U.D.) OVERLAY ZONING MAP

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 3 NORTH, RANGE 68 WEST, OF THE 6TH P.M., TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO



SCALE: AS SHOWN
 DESIGN BY:
 PLAN BY:
 CHECK BY:

REVISIONS	
NO.	DESCRIPTION
1	DESIGN
2	DESIGN
3	DESIGN
4	DESIGN
5	DESIGN

ARCHITECTURAL CHARACTER

SINGLE FAMILY HOMES

SINGLE FAMILY HOMES

DUPEX HOMES

SINGLE FAMILY HOMES

SPONSORS USE ANY REPRESENTATIONS OF THE STYLE AND CHARACTER OF THE PROPOSED USE IN THE SUBDIVISION HOMES WILL NEED TO MEET THE TOWN'S ARCHITECTURAL STANDARDS IN PLACE AT THE TIME OF CONSTRUCTION.

GRAND MEADOW SUBDIVISION
 P.U.D. OVERLAY ZONING MAP
 TOWN OF MEAD, STATE OF COLORADO

7/15/22
 W&B PROJECT NO.
 01983-1400

6 of 6
 SHEET